



# City of Yakima Comprehensive Plan Update

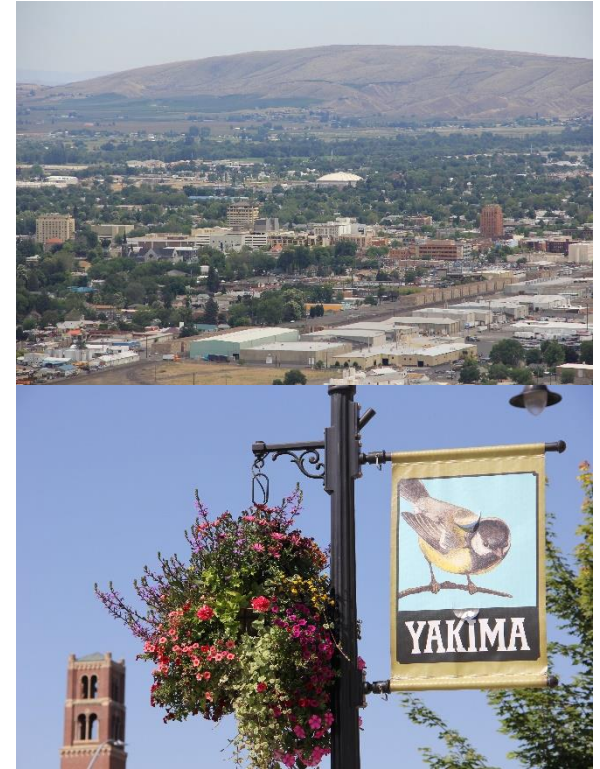
May 25, 2016



*We are Yakima*  
comprehensive plan 2040

# Agenda

- Project Updates & Schedule
- Yakima Facts
- Visioning
- Land Capacity
- Land Use and Community Design Exercises



# What is a Comprehensive Plan?

- Required by the Growth Management Act
- Guides Yakima's physical development over 20 or more years
  - Establishes land use plan that is implemented by zoning
  - Plans for Yakima's expected growth in housing and jobs
  - Coordinates services and capital investments
- Addresses community values, city functions
- Provides a statement of policy

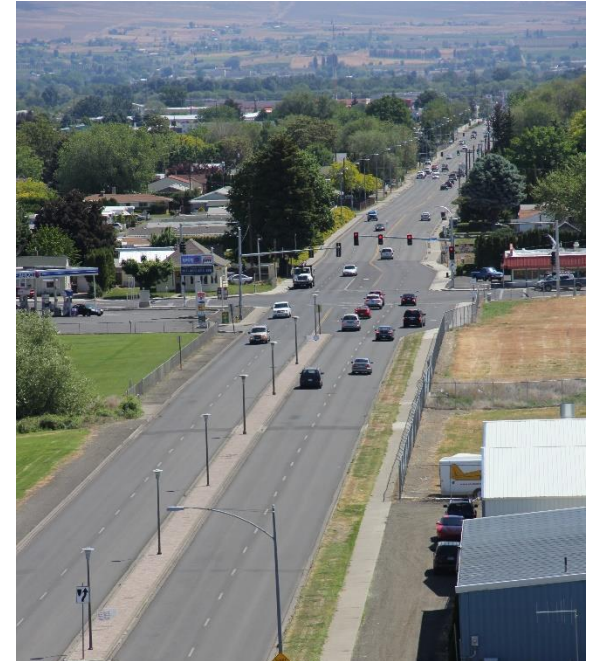
## Plan Elements

- Land Use
- Economic Development
- Housing
- Transportation
- Capital Facilities
- Utilities
- Parks and Recreation
- Natural Environment
- Energy
- Historic Preservation



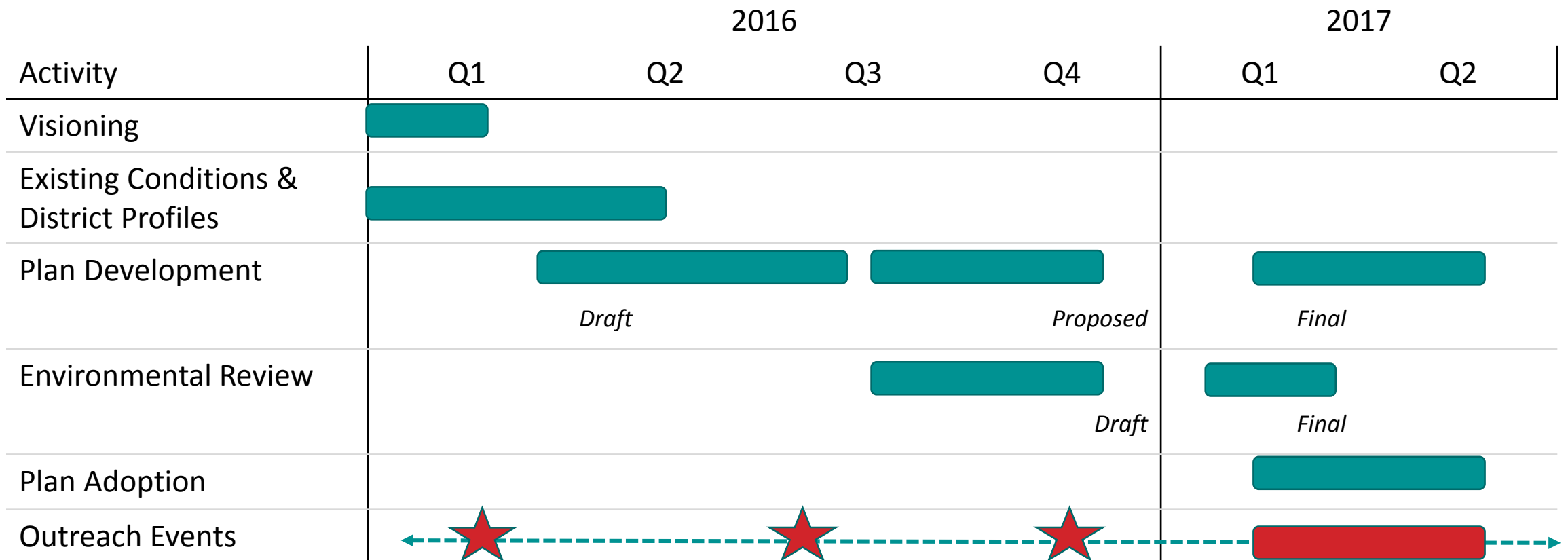
# Why update the plan?

- Update the community vision for 2017-2040
- Promote neighborhood revitalization
  - More housing choices
  - New places to work and shop
  - Better connected roads and parks
  - New recreation opportunities
  - Improved public services
  - Protected natural systems
  - Promotion of historic character
  - Coordinated investments in capital facilities





# How long will it take?



# Outreach

- Outreach Phases
  - See schedule – sustained and targeted points of engagement
- Multiple ways to engage
  - Website information
  - Surveys
  - Postcards/fliers
  - Stakeholder meetings & workshops in neighborhoods
- Inclusive
  - Materials in English & Spanish
  - Option for Spanish translation at meetings



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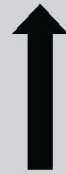
# Yakima is...

...the 10th largest city (by population) in the state.

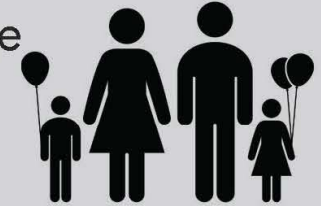


...increasingly diverse.

...gaining more seniors and more children.



...a community with an average household size of 2.73 and an average family size of 3.41.



...lacking in affordable rental units.



...relatively affordable, but not for everyone. Both owners and renters are cost burdened.



...a city where the majority of households have no children.

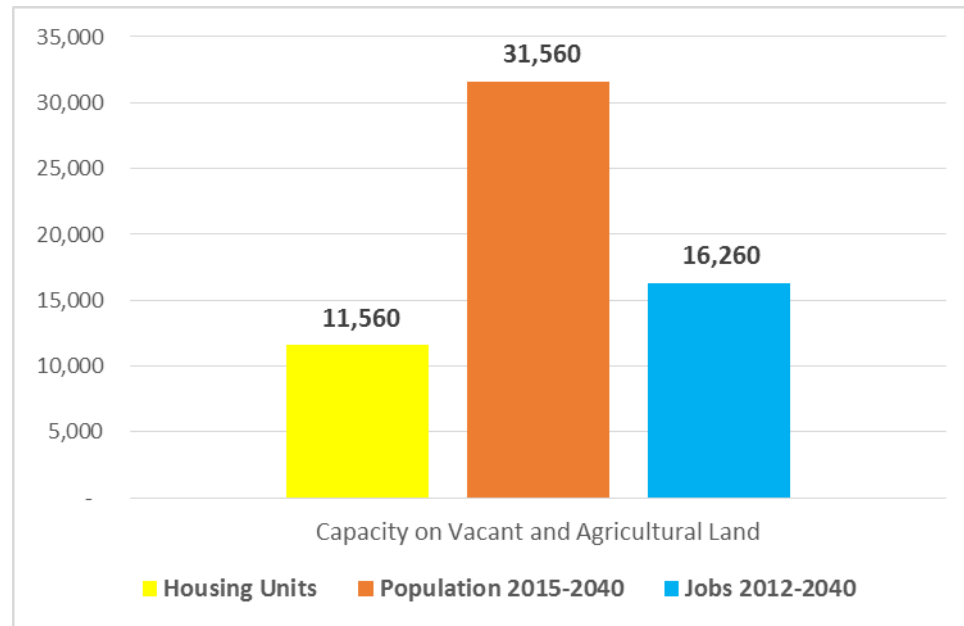


...a city where most of the housing stock is old. Only 10% of structures have been built since 2000. 50.1% of units were built 40 or more years ago.

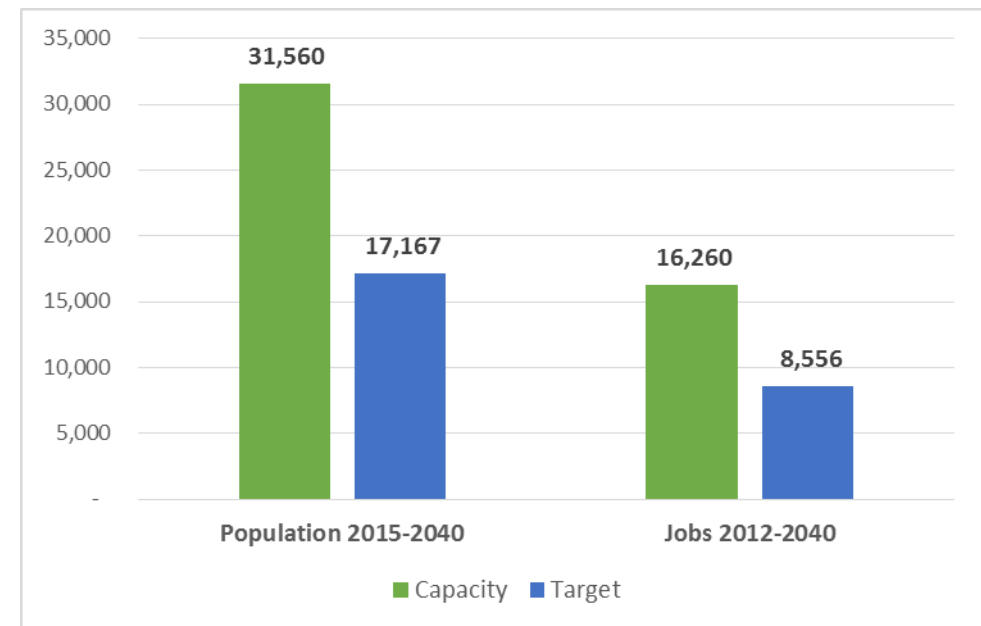


...earning lower household incomes on average than the state.

# Land Capacity – Capacity and Targets



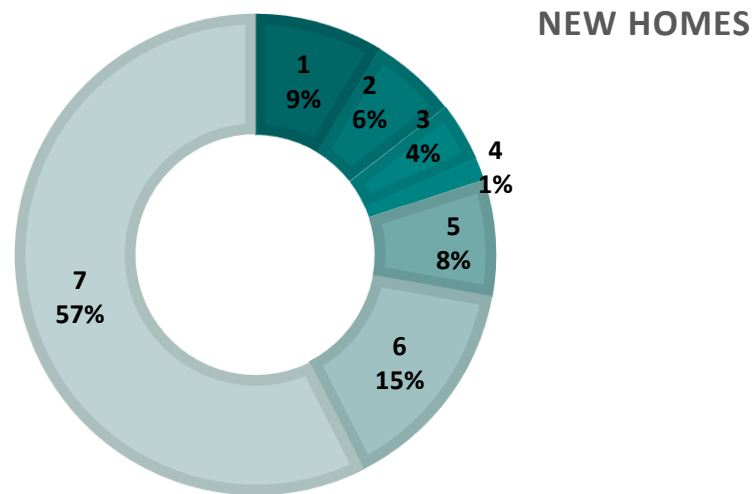
- Capacity on vacant and agricultural land for additional housing units, people, and jobs



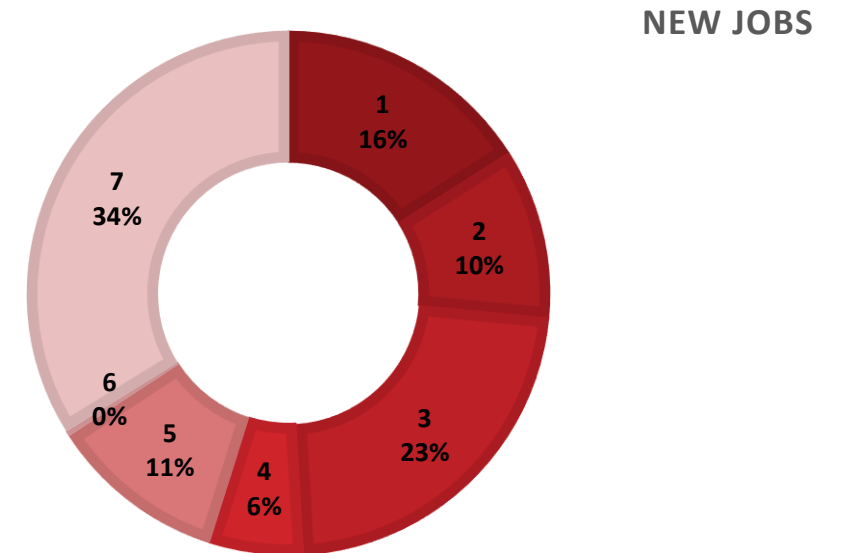
- There is capacity to accommodate the targeted population and employment for 2040



# Land Capacity – By District



- Districts 6 and 7 hold the majority of land capacity for homes



- Districts 7 and 3 hold the majority of land capacity for jobs

# What does this mean?

- Yakima has housing needs
- We need a more diverse and successful economic base
- We have space to create new opportunities
- We have an older, established community character that can be revitalized
- Essential to the process is:
  - A refreshed vision
  - An updated land use and zoning strategy

# Visioning

- Yakima's Comprehensive Plan is guided by a vision statement
  - A vision statement guides the plan, its policies, and its actions
  - A vision is a description of Yakima's best future
  - The current vision is over 10 years old and should be refreshed
- What is Yakima's best future?

What ideas are most important to be included in the City's 20-year Visioning Statement?

- prosperous community
- healthy economy
- quality of life
- public/private partnerships
- future development
- infill development
- adaptive reuse of existing buildings
- walkability
- urban growth
- public transit
- social equality
- compacted/condensed growth
- vibrant downtown
- safe neighborhoods



# Visioning

- Workshop on February 23<sup>rd</sup>
- Online Survey
- Draft Vision Statement



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comprehensive plan 2040

**YOU'RE INVITED!**  
**COMMUNITY VISION OPEN HOUSE**

**When:** 6pm - 8pm February 23, 2016 - Presentation starts at 6:30pm  
**Where:** Yakima Valley Technical Skills Center 1120 S.18th St. Yakima, WA 98901

This Open House is a chance for you to share your ideas about Yakima's best future. Spanish translation services will be available.

Help us update Yakima's Comprehensive Plan. An updated plan and policies can mean more housing choices and places to work, better connected roads and parks, and improved public services.

To get involved, attend the Open House and share your ideas! Or go online to take our survey and read about the Comprehensive Plan Update:

<https://www.yakimawa.gov/services/planning/comprehensive-plan-update/>

**Contact:** Valerie Smith, Project Manager 509-575-6183





# Visioning – Open House/Survey Results

**At the Open House, participants indicated a desire for Yakima to be:**

- A thriving and vibrant city
- Framed by natural beauty and agriculture
- Historic, revitalized, and attractive
- Inclusive
- Family-friendly
- Active and healthy
- Economically diverse
- Desirable to tourists and visitors



**The top 5 concepts identified on the survey as most important to the 20-year vision statement were:**

- Quality of life
- Prosperous community
- Healthy economy
- Safe neighborhoods
- Walkability



# Visioning Exercise

- Vision handout
- Draft Vision for 2040
  - Tell us what you like/don't like
  - Tell us what's missing

## YAKIMA'S VISION FOR 2040

### Directions:

- Please use a blue marker or dot to indicate those words and ideas that you would like to see in the vision statement or to add missing ideas
- Please use a red marker or dot to indicate those words and ideas that you feel are not a good fit for Yakima's vision

### Draft Vision for 2040

*The City of Yakima is the "Heart of Central Washington," founded by the Yakima River and the railroad, serving as a center of the Yakima Valley's agricultural prosperity for over 125 years, and growing into a dynamic metropolitan center.*

*In 2040, Yakima continues to be a place of choice for residents of all ages, abilities, and cultures. Yakima is a center for agri-tourism, offering unique cultural activities and shopping in our historic Downtown. Yakima has created a flourishing and diverse economy attracting and retaining businesses with living wage jobs for our people.*

*We celebrate our community of diverse cultures. We are a place where people feel welcomed and safe. We work, live, and play side by side. We preserve the history and character of our neighborhoods while encouraging well-designed infill development, quality public services, and infrastructure investments. Our residents have access to high quality education, affordable housing, and healthy living. We enhance our network of natural and recreation spaces. We connect our people and neighborhoods, offering safe and reliable mobility options including walking, biking transit, and cars.*

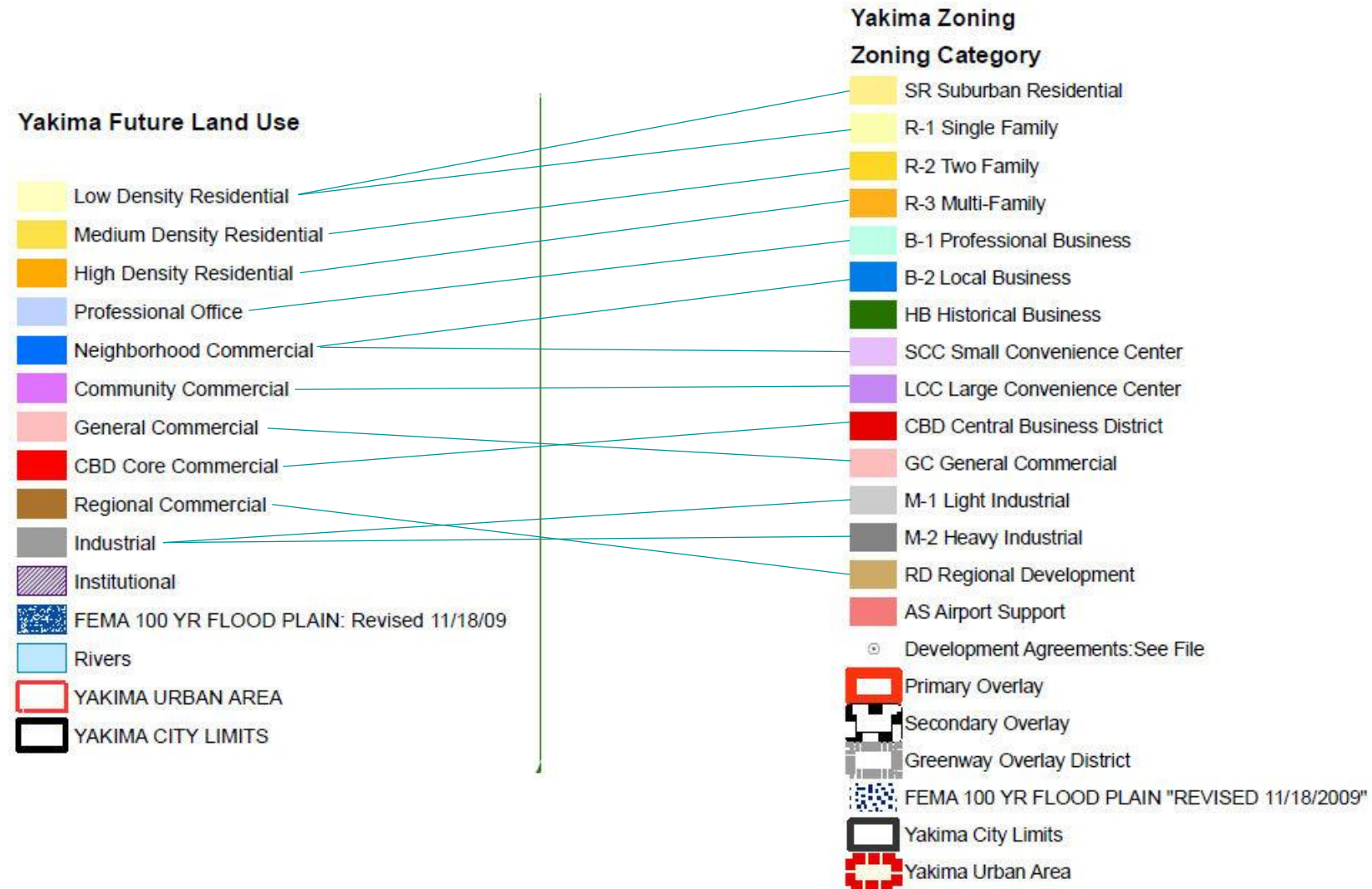
# Land Use & Community Design Exercises

1. Land Use vs. Zoning Map
2. Design Standards & Regulatory Predictability
3. Key Areas: Opportunities & Questions

- Land Use map: Policy
- Zoning map: Regulatory
- Existing maps are nearly identical =
  - Every zone change requires a Comprehensive Plan amendment
- Suggest combining some categories

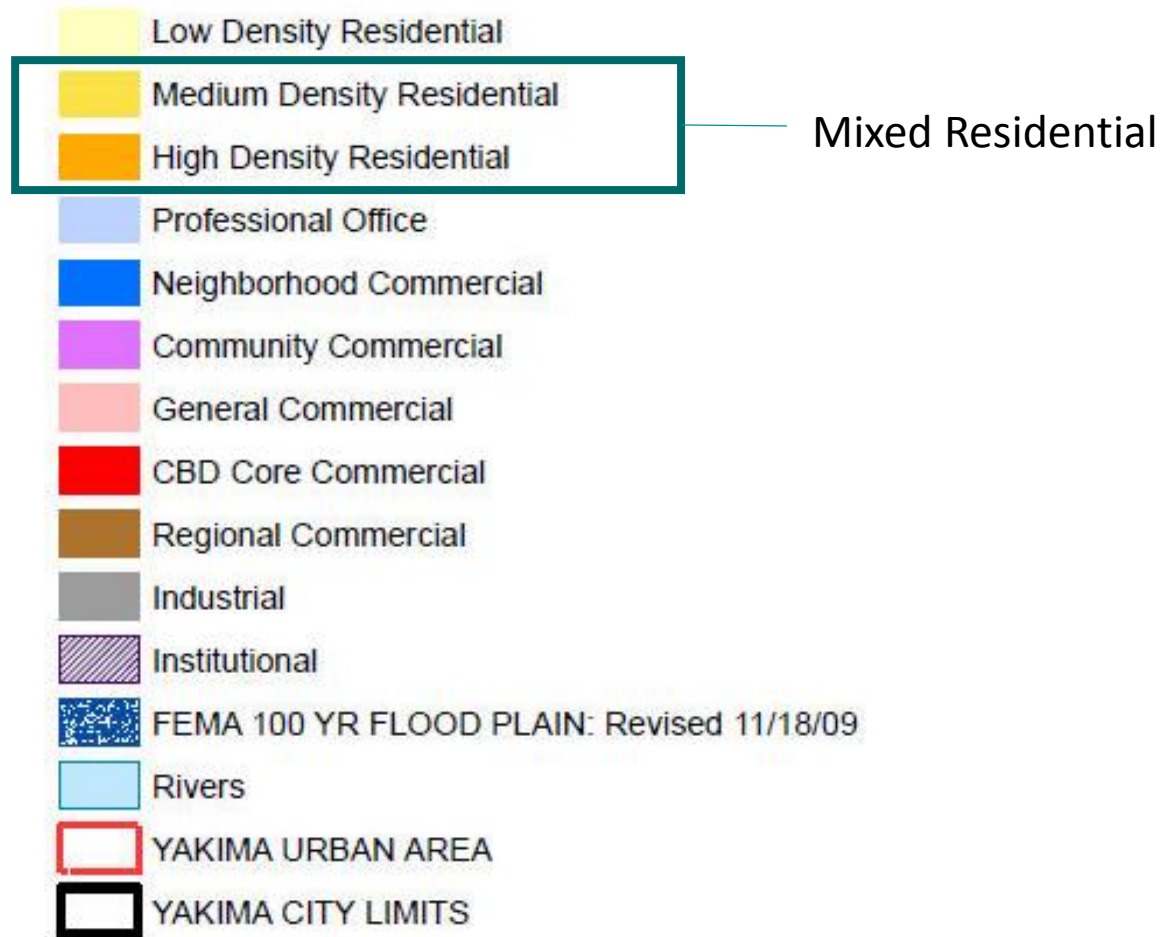


# Current Land Use & Zoning Categories



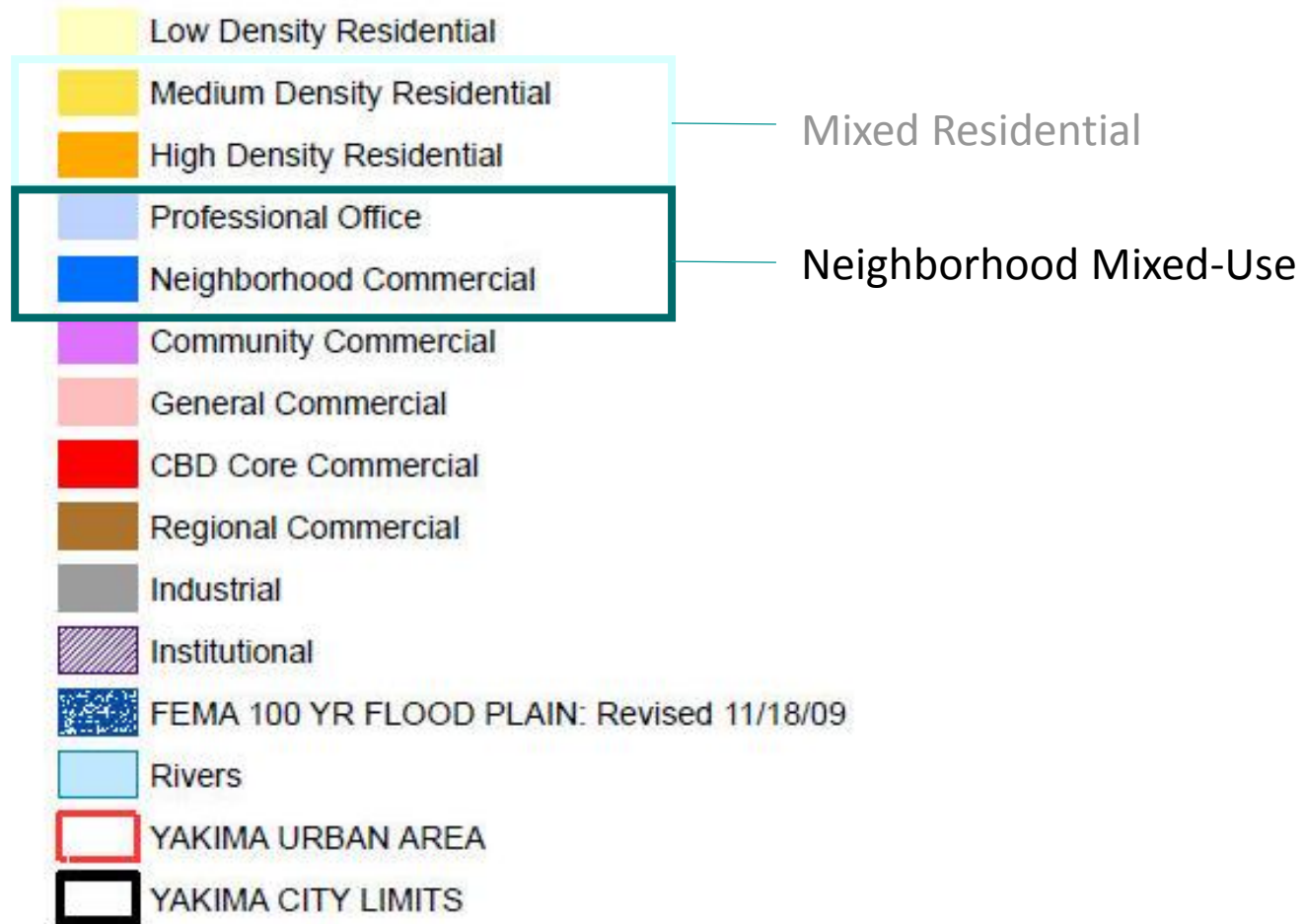
# Suggested Updates

## Yakima Future Land Use



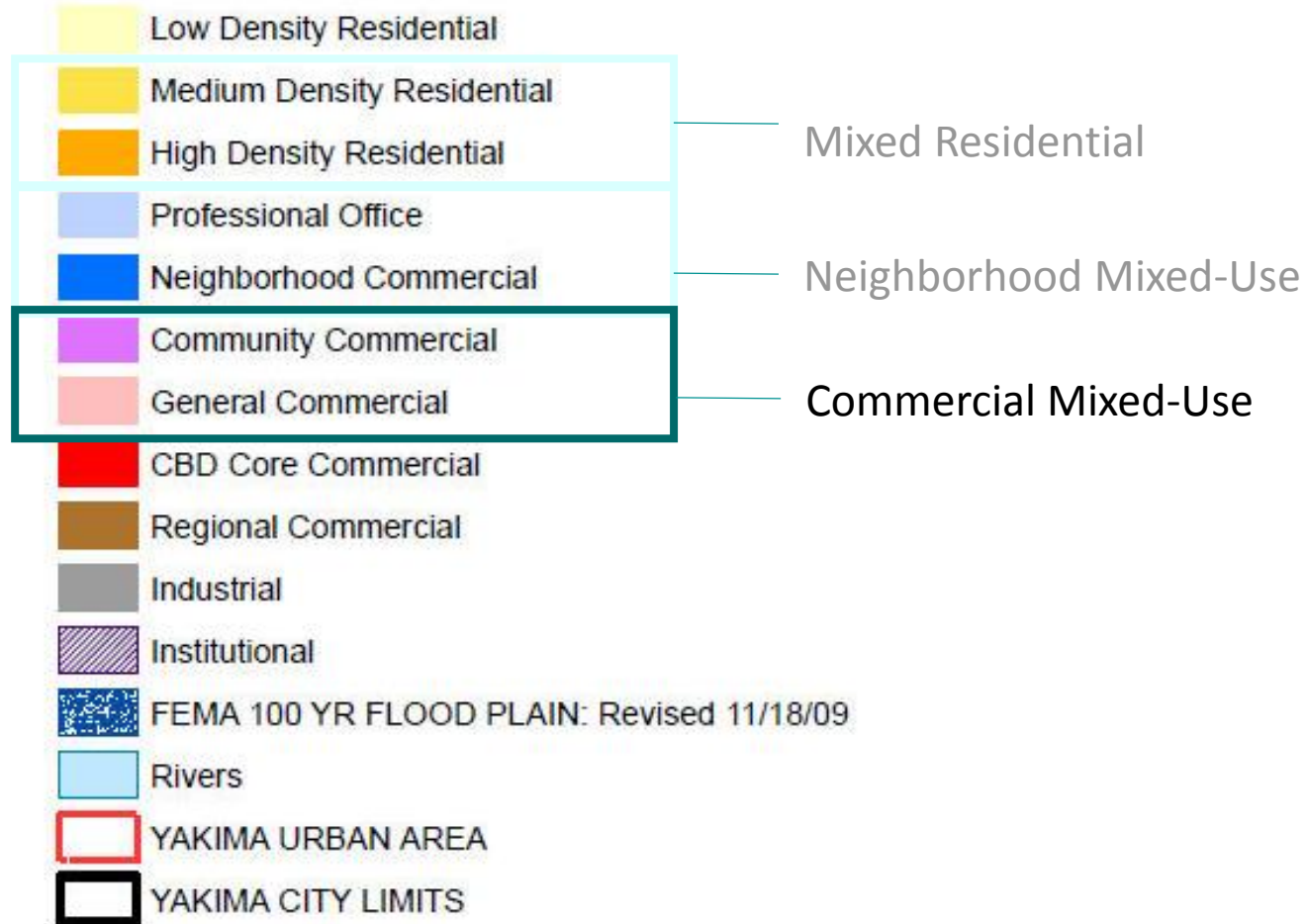
# Suggested Updates

## Yakima Future Land Use



# Suggested Updates

## Yakima Future Land Use





- Out of the Top 10 most populous Washington Cities = Yakima is the only one without Design Standards
- It shows in the quality of development

However.....

- Yakima had one of the more Unpredictable development review processes (Class I, II, or III use types)
  - Too reliant on public outcry
  - Prone to legal challenges

# Why is this Important? (with Comp Plan update)



# Why is this Important? (with Comp Plan update)

- Not having design standards....shows
- Concern about character of city, neighborhood centers, corridors\*
- Fostering pedestrian-oriented development
- Predictability for private investors
- Economic development
  - Attracting talent and investment to city
  - Decline of brick and mortar shopping centers (internet)
  - Enhancing the experience



# Design Standards - Where?

- Downtown
- Gateway locations
- Neighborhood centers
- Corridors





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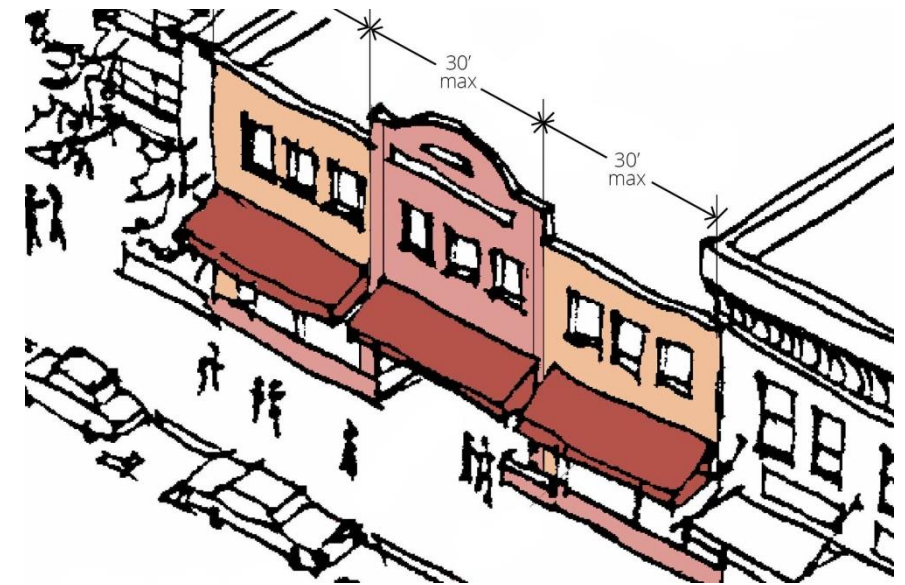
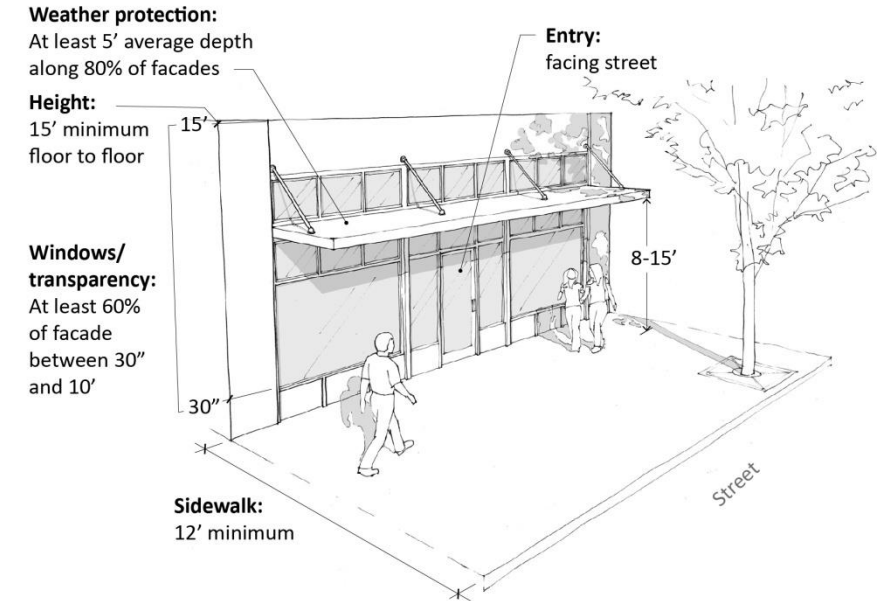
- Downtown
- Gateway locations
- Neighborhood centers
- Corridors





# What?

- Building location & orientation
- Internal circulation
- Internal usable open space
- Service element location & design
- Building massing
- Building details
- Building materials



# And how to address in Comp Plan?

- Add policy language – regarding adopting design standards....(add examples)

## Example

**Goal LU-2. Community Design. Promote compatible pedestrian-oriented development that respects Anacortes's historic character and small town scale while strengthening its unique marine identity.**

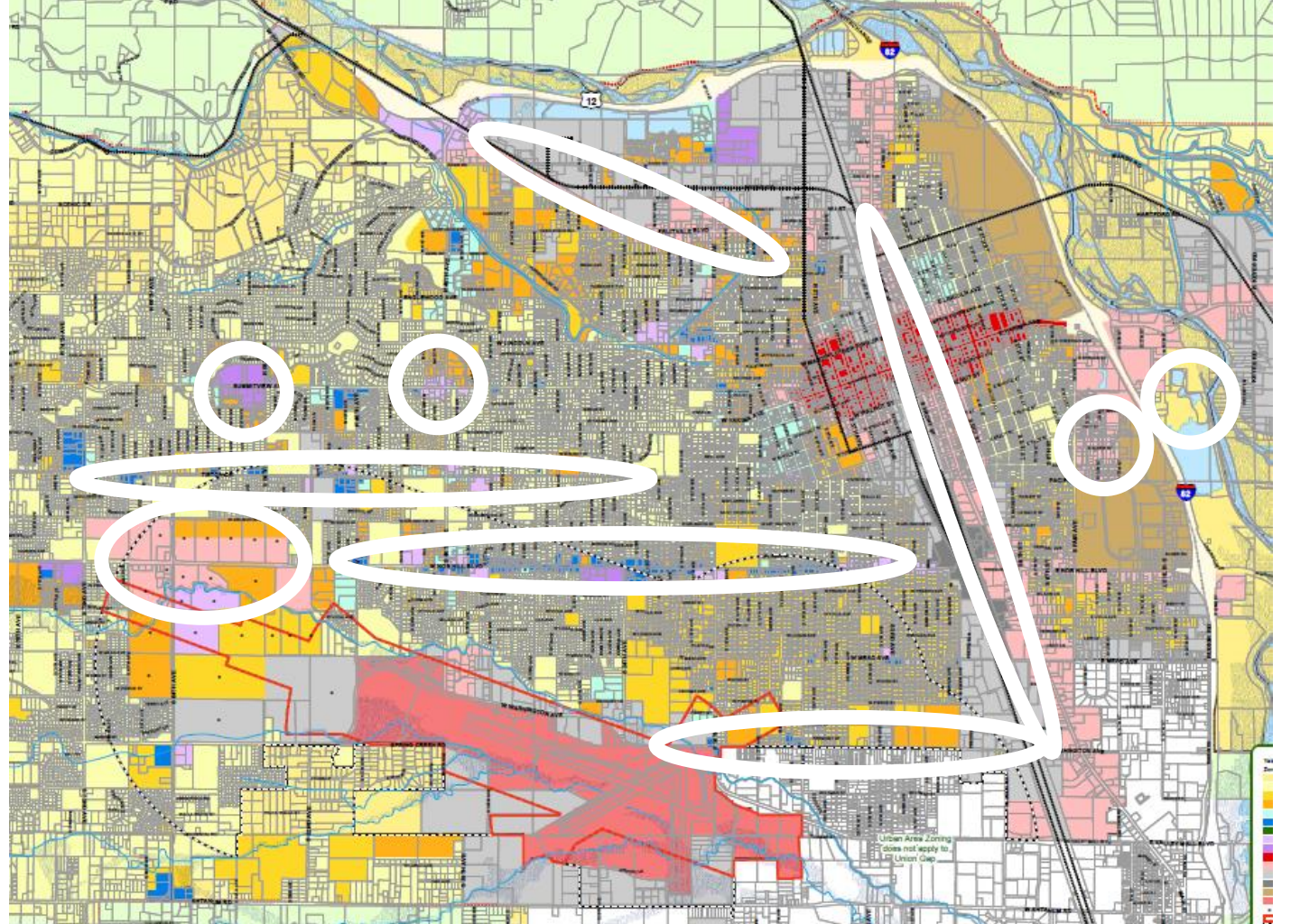
**Policy LU-2.1.** Adopt and administer user-friendly design standards and guidelines for commercial and multifamily development that emphasize the concepts below. Evaluate the effectiveness of adopted standards and guidelines over time and make adjustments as necessary to achieve community design goals and policies.

- Employ site and building design techniques that promote safe and inviting pedestrian access and connections, particularly public access to and along the waterfront.
- Provide building massing standards that respect the character and scale of Anacortes's business districts and residential neighborhoods.
- Place an emphasis on human-scaled design details that contribute to the City's character and identity.
- Promote the use of high quality durable materials that -respect the site's historic context and enhance the City's maritime character.
- Promote design that takes advantage of special vistas, particularly marine views from public spaces.





- Knob Hill/64<sup>th</sup> (Congdon)
- Neighborhood centers
- Arterial corridors
- North of Fairgrounds
- Sarg Hubbard Park area
- Infrastructure poor neighborhoods





# Nob Hill & 64<sup>th</sup> (Congdon)





# Nob Hill & 64<sup>th</sup> (Congdon)

- Single largest area of commercial land in city outside of Downtown
- Comp plan designations of General Commercial & High Density Res.
- Under current code....more of same likely to be built

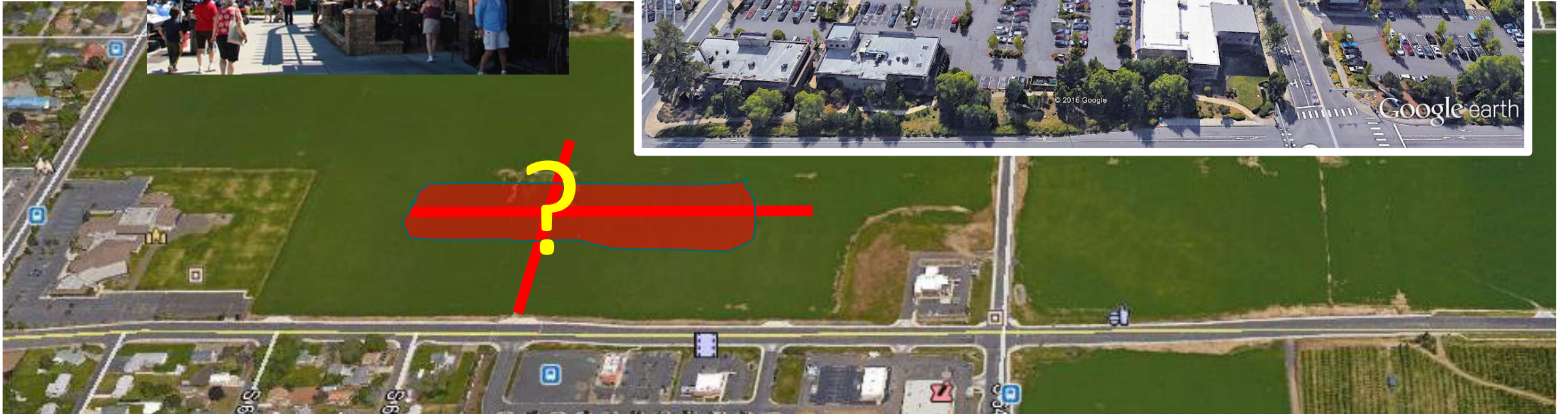


# Nob Hill & 64<sup>th</sup> (Congdon)

- Is there a desire for something.....different here?



# Nob Hill & 64<sup>th</sup> (Congdon)

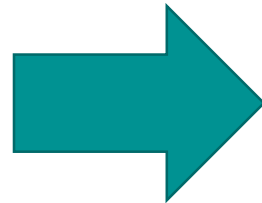




Example – Level of detail relevant to Comp Plan

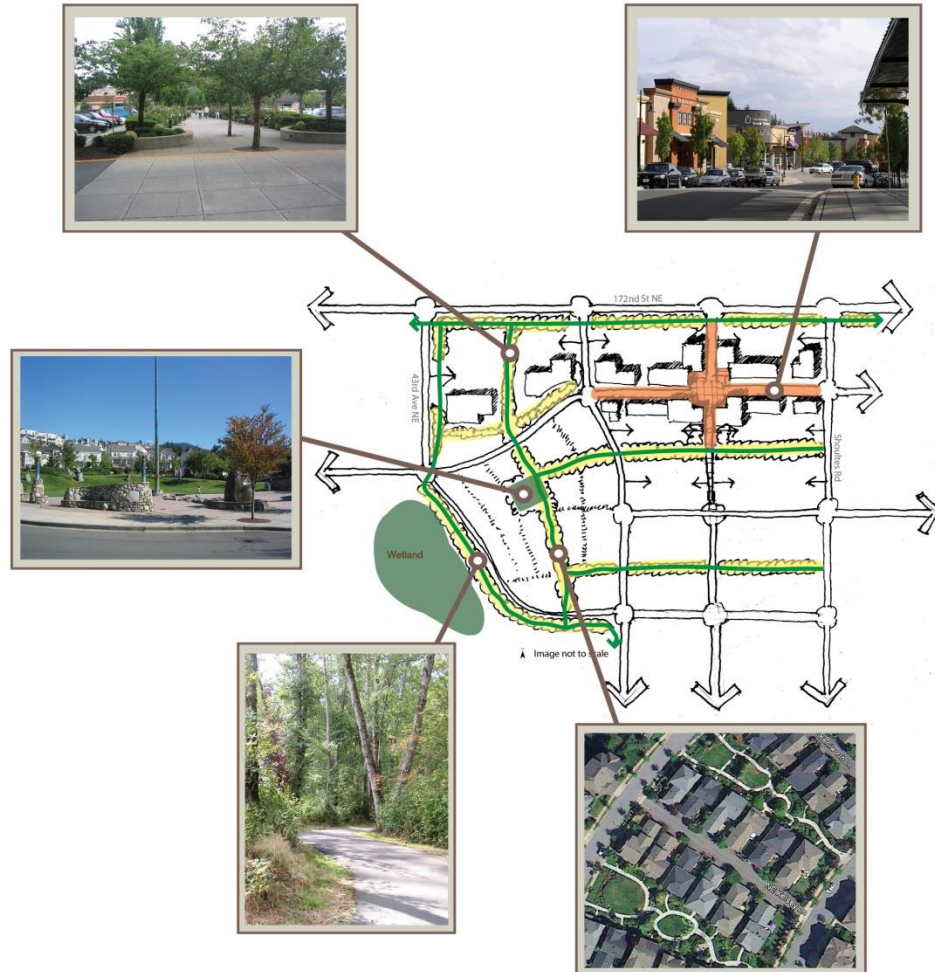


## Land Use Concept



Example – Level of detail relevant to Comp Plan

## Trail/Park & Greenway Concept



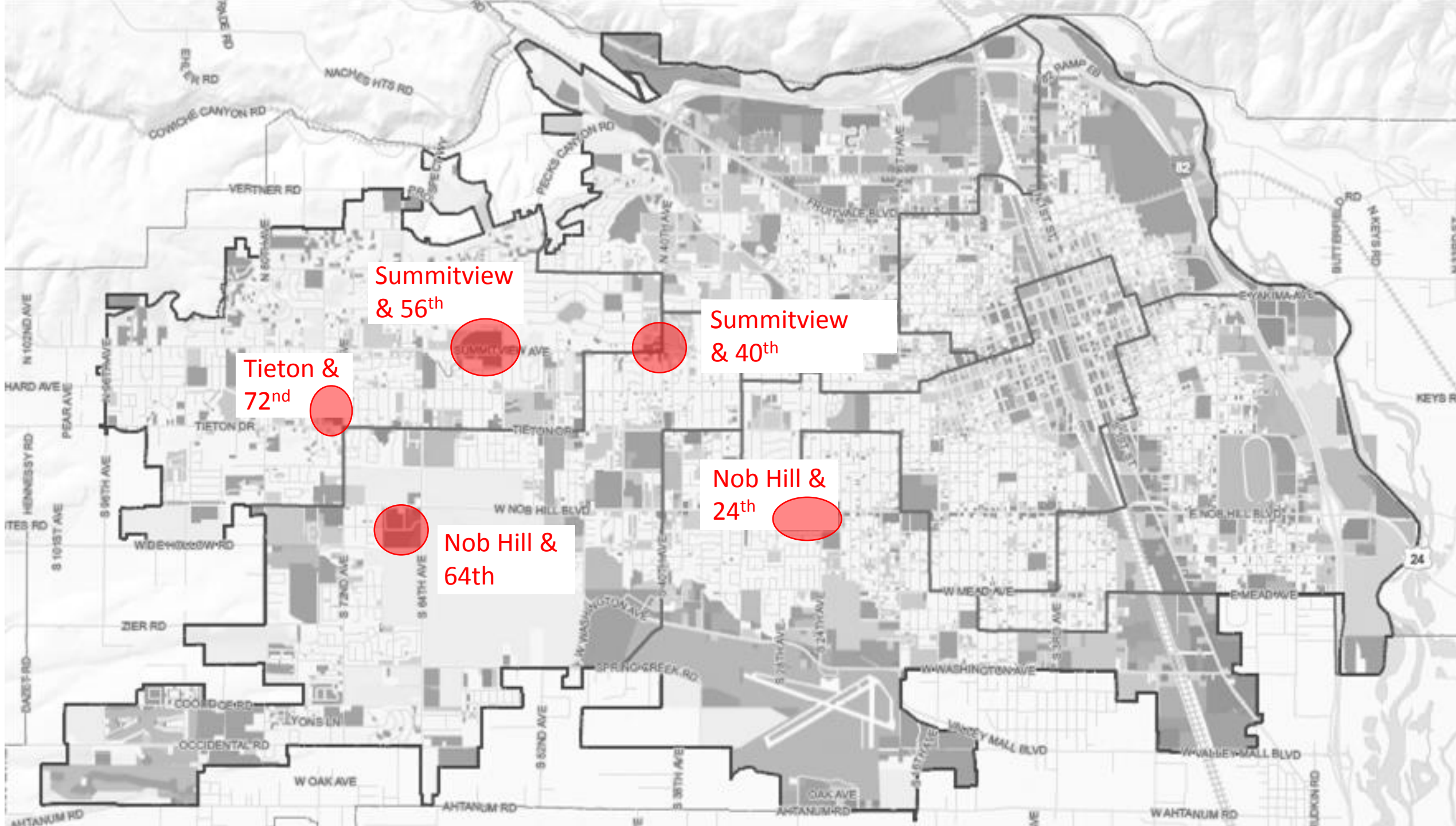


# Neighborhood Centers

- How can these centers better serve the community?
- What does the City envision for these in 20+ years?







# Neighborhood Centers

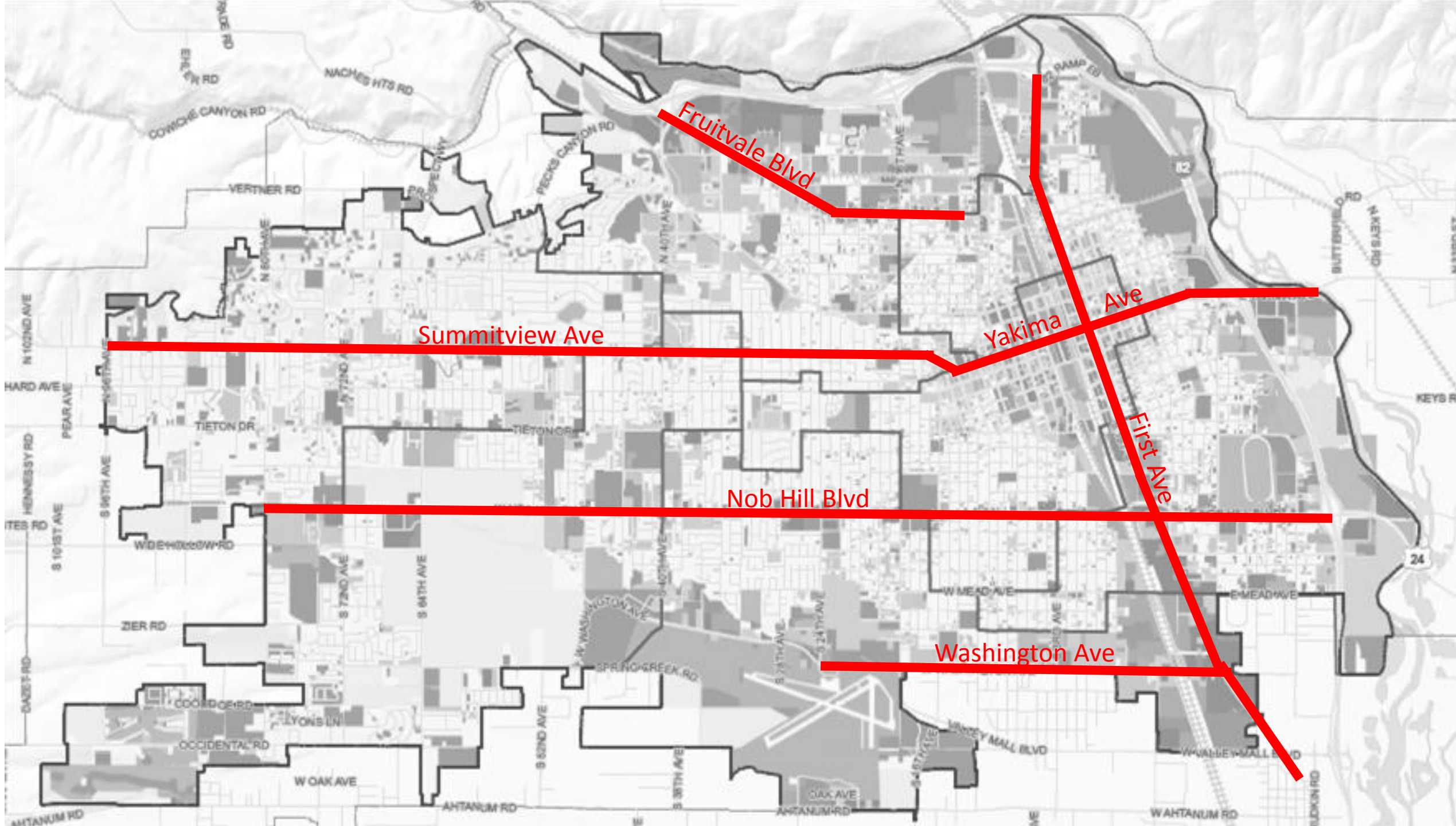
Comp Plan could include policies on how these centers could be enhanced. Examples:

- Any new land uses or development types to encourage?
- Any targeted transportation improvements (vehicular, bicycle, pedestrian, transit?)
- Policies related to design character of centers?
- Desire for public space in some centers?
- Other?

# Arterial Corridors







Fruitvale Blvd

Summitview Ave

Nob Hill Blvd

Washington Ave

Yakima Ave

First Ave



# Arterial Corridors

- How can these corridors better serve the community?
- What does the City envision for these corridors in 20+ years?
- Are there specific corridors we ought to focus on?
- Any long term changes in land use?
- Design Character?





# North of Fairgrounds



Council #2

Zoned GC

Land Use Des: GC



# North of Fairgrounds



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# North of Fairgrounds





Yakima, Washington



High St



United States · WA · Yakima Co. · Yakima



E Race St

E Alder St

E Alder St

[Feedback](#)

[Tips](#)

[Previous Version](#)

50 Feet







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# North of Fairgrounds - Considerations



Significant commercial redevelopment here seems **very unlikely**

GC zoning discourages investment in existing properties

Greatest need & opportunity appears to be multifamily



# North of Fairgrounds - Considerations

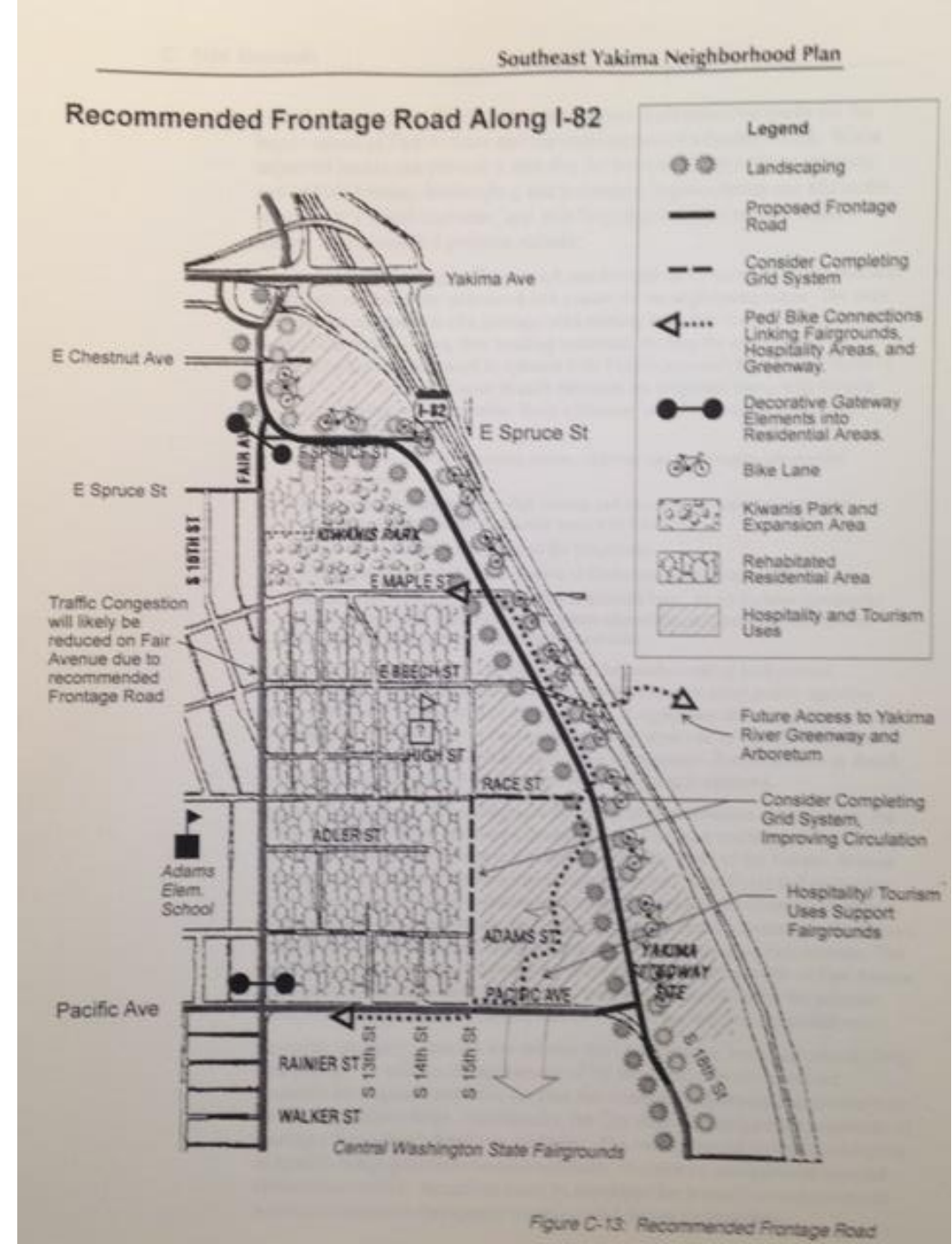
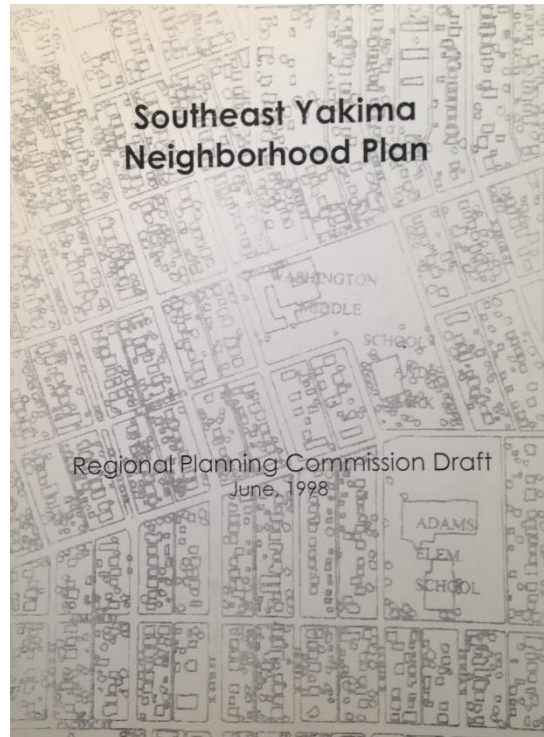


Pro-active  
circulation  
improvements?



# North of Fairgrounds

A number of concepts from the Draft SE Neighborhood Plan (1998) that are still relevant.....



# Sarg Hubbard Park area (Buchanan Lake)



Council #2

Zoned R-1

Land Use Des:  
Professional Office



# Infrastructure Poor Neighborhoods

A number of these areas in eastern half of city



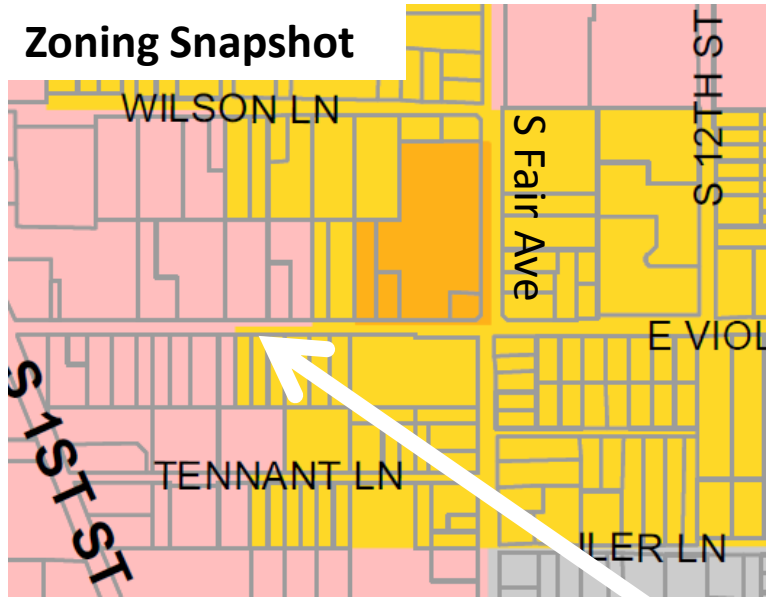
- Some areas still on septic
- Poor street connectivity
- No sidewalks
- Property upkeep issues
- Frequent land use compatibility issues



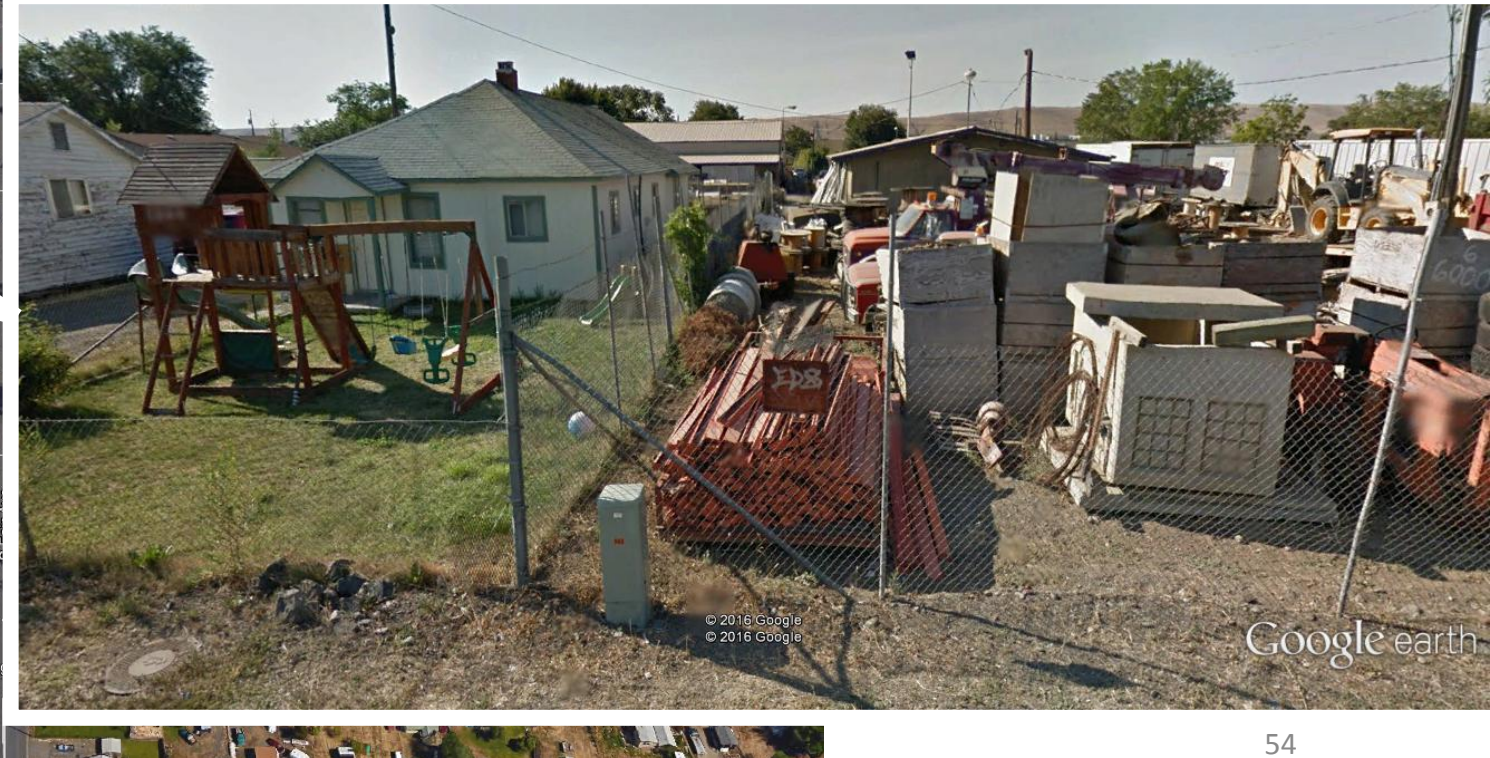
# Infrastructure Poor Neighborhoods



## Zoning Snapshot



Example challenge – land use compatibility





# Infrastructure Poor Neighborhoods

## Considerations

- Identify priorities
- Strategic public investment
- Land use changes to promote stabilization & investment
- Add strategic design standards:
  - Compatible zone edges
  - Screening outdoor storage
  - New multifamily & commercial development
- Neighborhood upkeep efforts





Yakima

823

24

97

12

ton Dr

W Nob Hill Blvd

S 20th Ave

Antarum Rd

W Valley Mall Blvd

Image Landsat  
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